

168.0

0005

0023.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

577,100 / 577,100

USE VALUE:

577,100 / 577,100

ASSESSED:

577,100 / 577,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
140		CHARLTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HYNES JOAN ANNE/ LIFE ESTATE

Owner 2:

Owner 3:

Street 1: 140 CHARLTON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: HYNES JOAN A -

Owner 2: -

Street 1: 140 CHARLTON ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Aluminum Exterior and 768 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6000.000	157,100		420,000	577,100		111462
							GIS Ref
							GIS Ref
							Insp Date
							08/02/18

USER DEFINED

Prior Id # 1:	111462
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	15:59:39
LAST REV Date	Time
08/30/18	11:39:42
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	157,100	0	6,000.	420,000	577,100		Year end	12/23/2021
2021	101	FV	151,800	0	6,000.	420,000	571,800		Year End Roll	12/10/2020
2020	101	FV	151,800	0	6,000.	420,000	571,800	571,800	Year End Roll	12/18/2019
2019	101	FV	142,500	0	6,000.	420,000	562,500	562,500	Year End Roll	1/3/2019
2018	101	FV	142,500	0	6,000.	354,000	496,500	496,500	Year End Roll	12/20/2017
2017	101	FV	142,500	0	6,000.	324,000	466,500	466,500	Year End Roll	1/3/2017
2016	101	FV	142,500	0	6,000.	276,000	418,500	418,500	Year End	1/4/2016
2015	101	FV	133,400	0	6,000.	240,000	373,400	373,400	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HYNES JOAN A,	66284-237		10/27/2015	Convenience		1	No	No	
	13296-529		9/28/1977		35,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/1992	221		1,500					10X10 SCREEN PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	TTL REFUSAL	BS	Barbara S
3/14/2009	Inspected	345	PATRIOT
12/18/2008	Measured	189	PATRIOT
4/20/2001	Inspected	PM	Peter M
2/12/2000	Inspected	197	PATRIOT
12/13/1999	Measured	264	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA _____

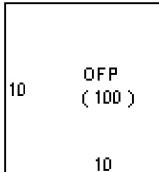
EXTERIOR INFORMATION

Type:	5 - Cape	
Sty Ht:	1A - 1 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	3 - Aluminum	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREEN	
View / Desir:		

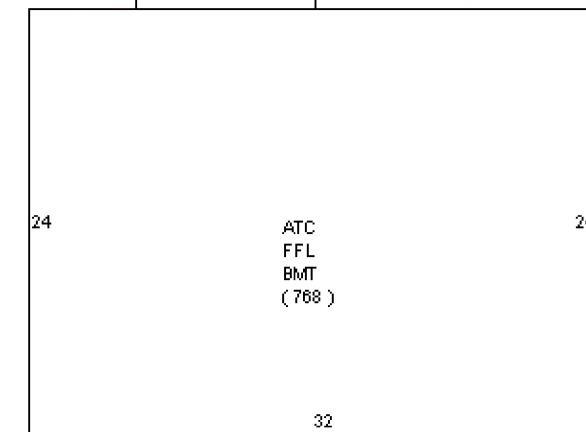
BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SKETCH

6 10 16

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1948
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	5 - Lino/Vinyl
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

BATH FEATURES**OTHER FEATURES**

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 4	BRs: 2
	Baths: 1	HB

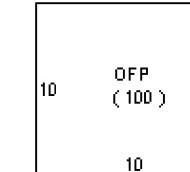
CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

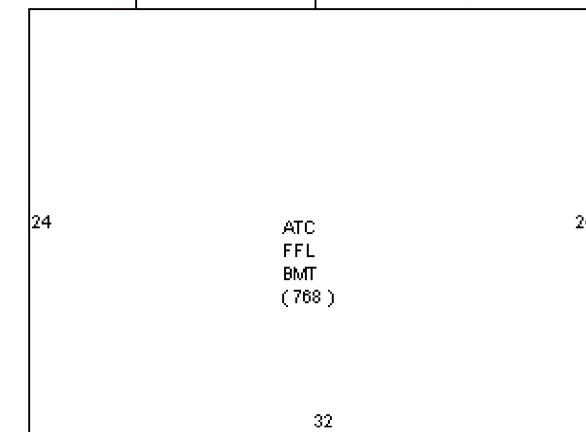
DEPRECIATION**CALC SUMMARY****COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
Basic \$ / SQ:	110.00			
Size Adj.:	1.35000002			
Const Adj.:	0.98402047			
Adj \$ / SQ:	146.127			
Other Features:	55000			
Grade Factor:	1.00			
NBHD Inf:	1.00000000			
NBHD Mod:				
LUC Factor:	1.00			
Adj Total:	227708			
Depreciation:	70589			
Depreciated Total:	157118			
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:			Before Depr:	146.13
Special Features:	0		Val/Su Net:	82.47
Final Total:	157100		Val/Su SzAd:	151.52

COMMENTS

SKETCH

6 10 16

**MOBILE HOME**

Make:	
Model:	
Serial #:	
Year:	
Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

168.0-0005-0023.0

More: N Total Yard Items: Total Special Features: Total:

**AssessPro Patriot Properties, Inc**